



A superb, semi-detached cottage which has been tastefully refurbished to create light and airy accommodation with parking, and an enclosed front garden, in a tranquil, semi-rural location, walking distance from popular pubs in the village of Haytor Vale, within the Dartmoor National Park.

Haytor Vale | Bovey Tracey | TQ13 9XR





PROPERTY TYPE

End of Terrace



SIZE

973 sq ft



LOCATION

Village, Haytor Vale



AGE

Turn of the Century



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

LPG Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Patio



EPC RATING

30 F



COUNCIL TAX BAND

D



### in a nutshell...

- Beautifully fitted kitchen
- Dining Areas
- Three Double Bedrooms
- Modern Family Bathroom
- Entrance Porch/Conservatory
- Sun Terrace to Front
- Shrub Beds
- Parking for two cars
- NO ONWARD CHAIN





## the details...

Inside, this fabulous cottage is immaculately presented with light and neutral decor throughout, giving a modern feel, and it is warm and welcoming with LPG central heating, double glazing, and a woodburning multifuel stove.

The accommodation briefly comprises, on the ground floor, a large entrance porch/conservatory, which makes a nice place to sit and enjoy the peaceful surroundings and summer sunshine. A superb open-plan living space with LVT flooring that continues throughout the ground floor, an under-stairs cupboard, and a wonderful solid-fuel stove that makes a fabulous focal point and feature for the room. The modern kitchen/dining room, is elegantly fitted with beautiful solid-granite worktops, a range of cupboards providing ample storage, a fan-oven, gas hob and filter hood above, a Belfast sink with a mixer tap, space for an upright fridge/freezer and space and plumbing beneath the worktop for a washing machine and slimline dishwasher. A wall-mounted condensing combi-boiler, hidden within a wall cabinet, provides the central heating and hot water on demand, and there is plenty of space for a table and seating perfect for mealtimes, with additional seating on the window seat from where there is a fabulous view to the front. At the rear of the living space is a hallway with a staircase rising to the first floor, a convenient ground floor cloakroom with a WC and basin, and a door leading out to the rear.

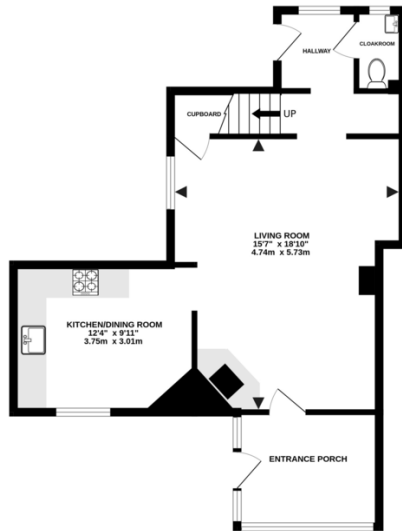
Upstairs, there are three light and airy bedrooms with painted floorboards, all doubles with built in storage and the two front bedrooms enjoying fabulous views over the village and the paddock opposite. Completing the accommodation is a modern family bathroom with a bath, shower over, a WC, a pedestal basin, and an illuminated mirror.

Outside, at the front of the property is a split-level terrace of paving making a wonderful space to enjoy a picnic or drinks with friends and family in the peaceful surroundings. There are beds of shrubs and plants, an enclosure hiding the LPG gas tank from view, and a drive-through parking area with room for two cars with double gates at both ends enclosing the garden and making it safe for both children and pets

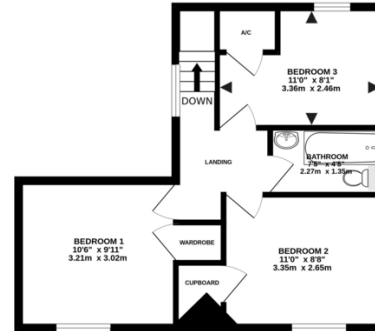


# the floorplan...

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA - 973 sq.ft. (90.4 sq.m.) approx.

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## the location...

The Idyllic location of Haytor Vale within the beautiful Dartmoor National Park makes it a perfect base for walking, hiking, cycling, horse riding, or just relaxing and enjoying the wonderful countryside. The village has a highly regarded local Inn and South Devon's famous and stunning coastline is only a short distance away. The moorland town of Bovey Tracey with all its amenities is approximately 4 miles and from there is easy access to the Devon Expressway linking the cities of both Exeter & Plymouth.

### Shopping

Local shop: Islington 1.5 mile  
Town Centre: Bovey Tracey 4 miles  
Newton Abbot: 7.3 miles  
Exeter: 18 miles

### Relaxing

Beach: Teignmouth 13.2 miles  
Haytor, Dartmoor: 1 mile  
Rock Country Inn: 200 meters  
Bovey Tracey Golf Club: 4.5 miles  
Islington Hotel – Spa and gym: 0.5 mile  
Swimming pool, tennis courts and cricket etc: 4 miles

### Travel

Bus stop: 0.5 mile  
Train station: Newton Abbot 7.5 miles  
Main travel link: A38 Drumbridges 4.5 miles  
Exeter Airport: 23.5 miles

### Schools

Islington C of E Primary School: 1.8 miles  
Blackpool Primary School: 4.1 miles  
South Dartmoor Community College (bus): 6.3 miles  
Stover School (private): 5.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9XR**

## how to get there...

From Bovey Tracey take the B3387 towards Haytor and Widecombe. Keep on this road and at Haytor turn left sign posted Islington and immediately left again towards Haytor Vale. Continue down the road and at the bottom turn first left, before the row of houses, continue down the lane and the property is first on the left.





Need a more complete picture? Get in touch with your local branch...

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